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PLANS MADE FOR AFFORDABLE MODULAR HOUSING

In a joint effort to bring "truly affordable high-quality" housing to the state's largest city, officials for the Newark City Council and Newark Housing Authority recently toured a modular housing plant in Pennsylvania.

For the last 18 months, officials have been throughout the country seeking high-quality affordable housing. "We believe we found it in Strattanville, Pa. where manufacturers produce three, four and five bedroom homes for less than \$50,000," said Council President Henry Martinez.

North Ward Councilman and Newark Housing Authority Commissioner Anthony Carrino;

Accompanied Martinez on the tour of the Strattan Homes plant, located about 80 miles Northeast of Pittsburgh.

Housing Commissioner Anthony Ammiano; Salvatore Dispenziere, director of Redevelopment for the Newark Housing Authority, Councilman-at-large Earl Harris, Central Ward Councilman George Branch and South Ward Councilman Donald Payne.

The tour has resulted in construction plans for "non-stigmatized" one family dwellings for Newark public housing residents, and eventually low and moderate income families.

As a result of the fact-finding trip, the City of Newark and NHA will form a joint venture to build one of the Stratton homes as a pilot project. The Richmond model will be included with 124 units slated for construction in the Central Ward.

According to Dispenziere, the first site approval will be located on Irvine Turner Boulevard.

"Right now we're looking at the very real possibility of first bringing in 100 units and then gradually increasing the amount," he said. "The authority is also willing to cooperate with outside developers.

Central Ward Councilman George Branch, also an NHA employee, said he wants the process "to move as quickly as possible, so that we can provide Newark's low-income residents with good housing."

After touring the site, Commissioner Ammiano conceded

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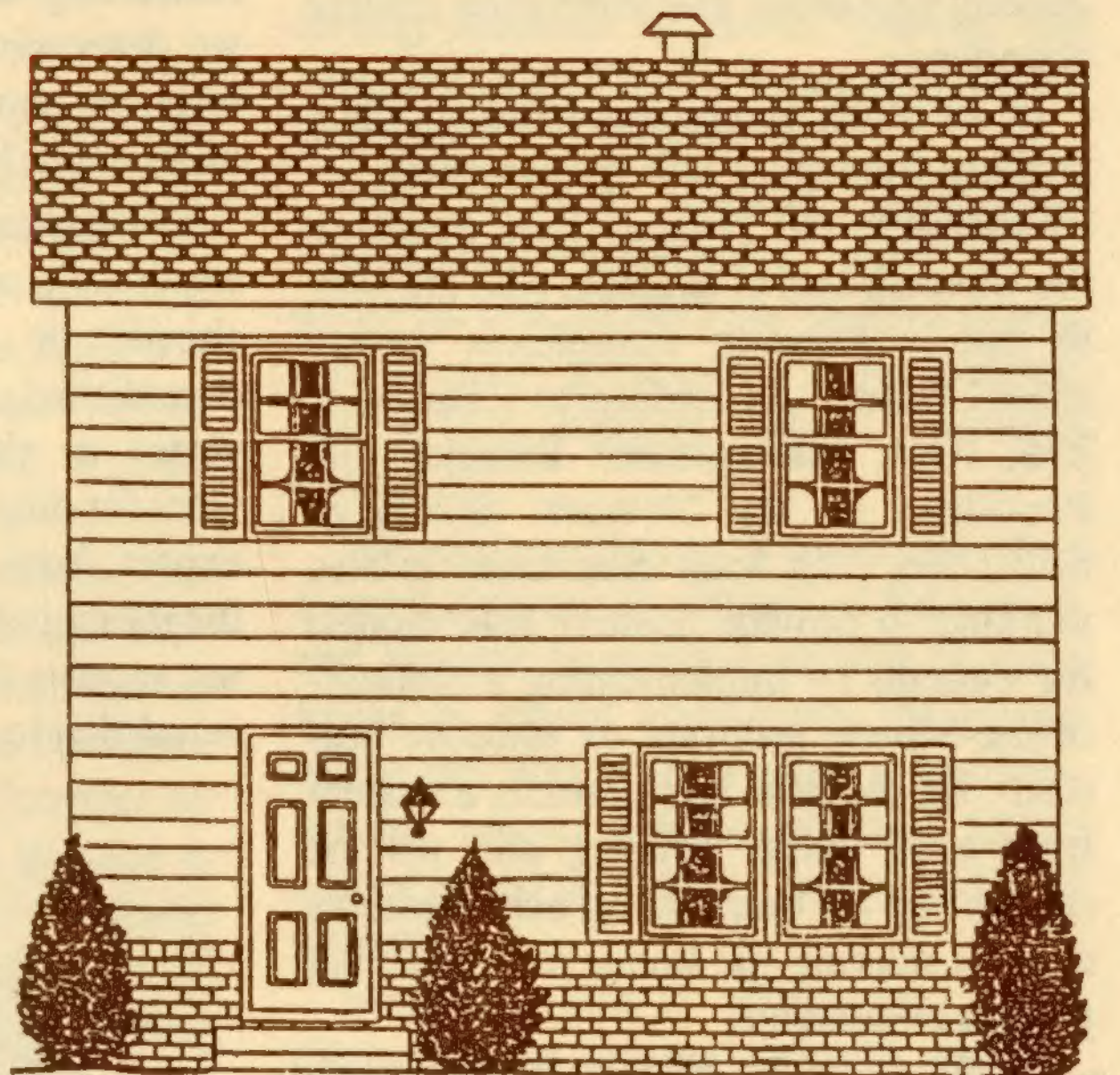
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that "what we saw was of better quality than what we've been constructing."

"I'm enthusiastic about this joint effort between the council and the housing authority," he said. "The beneficiaries will be the residents of public housing who will receive safe, decent and sanitary places to live — something they always haven't had in the past."

Ammiano particularly focused on the design of the houses, explaining they "reflect a change in the type of housing available for public housing residents. They don't look like barracks," he said. "They look like homes."

Councilman Payne applauded "the inter-agency cooperation which will unquestionably benefit all Newarkers."

"We're moving forward with the development of condos, but there's not enough development for low and moderate income people," said Payne. "We have to make a concerted effort so that the concept of an economic mix of people living amongst each other becomes a reality in the city of Newark."

PUBLIC HOUSING STUDENTS MOTIVATED

In an effort to improve the living conditions which too frequently are indicative of public housing, the Newark Housing Authority (NHA) and Newark Board of Education have taken a course of action. They've established a joint committee comprising of NHA and school officials, to study common concerns and ways to resolve them.

With the help of Newark Central Ward Councilman George Branch and NHA Assistant Director, Daniel Blue, the committee is moving to improve the living styles of low-income students. Branch has worked with public housing youths for the past five years. Together with school principals, he has addressed such conditions as cleaning vacant lots, abating vandalism and improving student attendance.

In an effort to combat truancy, NHA housing managers will be providing information to the Truancy Task Force on the whereabouts of students who are seen in public housing complexes during school hours." According to Charles A. Bell, NHA Management Director and President of the Newark Board of Education. The Joint committee is also working to provide positive role models for students by implementing a Student-of-the-Month program to improve students' self-esteem. Each month, a student from each public housing unit will be recognized for outstanding achievements such as making the honor roll or having perfect attendance.

A picture of the student-of-the-month will be posted on school bulletin boards, in local administrative offices and in the corridors of public housing units.

Through the joint sub-committee, a sports committee will also be established to provide a comprehensive recreational program for public housing students. NHA will provide facilities, and the Board of Education will provide technical assistance. In addition, the two organizations are working to establish an after-school recreation program.

A cultural enrichment program, headed by Hilton J. Otero, principal of Arts High School—a magnet school for students who have exhibited particular talents in the arts—has been implemented. The goal is to provide elementary and

THE NHA'S MASTER PLAN

Part one of a four-part series

By: Milton A. Buck

The most immediate problem confronting the Agency when I accepted the position of Executive Director in 1979 was that of bankruptcy. The NHA was unable to operate within an approved budget in the past and had not adequately maintained the housing complexes under its control. Through a combination of reorganization and careful management, the NHA was able to balance its budget in FFY 1979/1980 and to generate a small surplus in FFY 1980/1981.

The next major challenge to be confronted was determining what actions should be taken regarding the massive deterioration of apartment complexes that had occurred over many years. After consulting with the HUD Area Office, we determined that it would benefit the NHA to start with a thorough analysis of its entire housing stock.

We decided to undertake a study that would help us determine which structures should be saved, which should be demolished, and which might be converted to alternate uses. Predictions of what funding the NHA might realistically expect from HUD in the future led to the inescapable conclusion that we would not receive the large amounts needed to rehabilitate all of the deteriorating



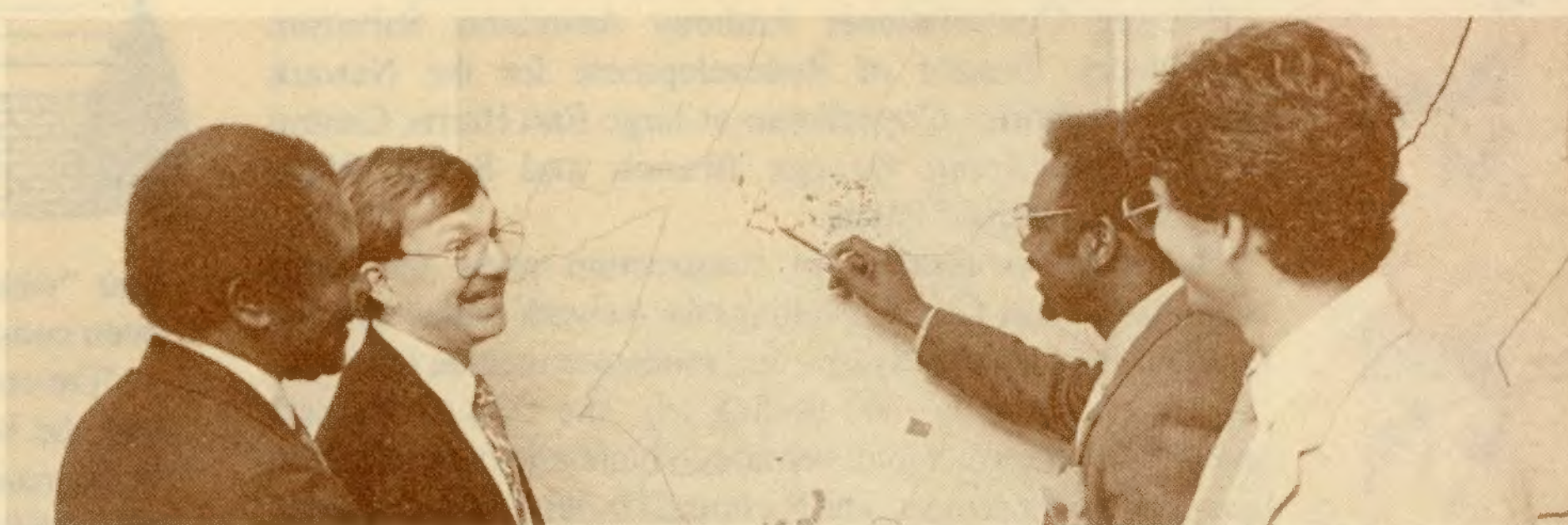
**EXECUTIVE DIRECTOR
MILTON A. BUCK**

structures owned by the Agency.

The NHA contracted with an outside consultant, hired additional technical staff, and made use of all other resources at our disposal to achieve this goal. NHA tenant groups, the NHA Board of Commissioners, municipal agencies, and our own staff all made significant contributions to the production of the final report.

The final product was widely disseminated throughout the community and received the approval of the NHA Board of Commissioners, the Newark Municipal Council, the NTC, and the local business community.

This report became known as and was released as the Master Plan. It is the basis for all major rehabilitation and new development projects throughout the NHA.



Isaac Thomas, Jr. and Curtis Grayson of NHA map out clean up strategy with Chuck DeMarco and Steve Warner of the Love Newark Committee (See page 3 for story — NHA Loves Newark)

Junior high school students with similar talents with a tutor who will prepare them for the Arts High school entrance exam. Arts High will select the tutors, while NHA will provide transportation.

Students involved in the cultural enrichment program will provide entertainment for senior citizens who reside in public housing complexes. To kick off the program, students performed, for the

elderly at Scudder Homes on Lincoln Street, at the end of March.

The formation of a scholarship fund will also enable students, who might not otherwise have had an opportunity to attend college, a chance to do so. In addition NHA has also formed a partnership with the Love Newark committee to clean up and beautify Newark. (See related story).



COMMISSIONER IDA CLARK

Chairperson

NEWARK REDEVELOPMENT AND HOUSING AUTHORITY

Several years ago, as a Newark Public Housing Tenant, I vowed to become an active participant in the struggle for better housing for all Newark residents. At that time, I was active at Scudder Homes and the only reasonable plan available was the Newark Housing Authority's "Master Plan". It has been a long period from the conceptual plan to actual new units for low-income Newarkers, but the time is finally here.

New townhouse units are opening monthly throughout the city of Newark. Not only are moderate to high-income citizens able to move into new, clean, modern units. But, many alternatives exist for low-income public housing tenants. These citizens, in many cases, have endured a hostile environment through no fault of their own and yet have managed to keep the "American Dream" alive in their hearts. It is in this role that I believe the Newark Housing Authority is fulfilling a definite void. We are helping to preserve the "Dream" and further our city's rapid and meaningful re-birth.

I personally want to thank public housing tenants for having faith in the Newark Housing Authority, in me as the chairperson, and for their continued cooperation and support.

May God Bless you and keep you in his care.

NHA LOVES NEWARK

In an all out effort to beautify and enhance the image of Newark, officials for the Newark Housing Authority, in

conjunction with members of the city Board of Education, will hold a "clean up" in the Central Ward Monday, April 25 to Monday, May 7.

Known as Love Newark, the 25-member volunteer committee will work through youths to clean up public housing projects. The proposed designated area includes Scudder Homes.

According to Art Guida, Love Newark Chairman, the goal is to work through the students to keep graffiti off the elevators, and maintain clean hallways, and sidewalk and recreational areas. Residents who live near the schools, teachers and custodial staff will also join in to help keep Newark clean.

When the clean up is complete, Love Newark will be furnishing Cherry Trees for plantation by the students on the city's main corridors. The tree planting exercise will involve parents, teachers and NHA maintenance staff.

Love Newark will also clean up Central Avenue to Orange Street from Sussex Avenue to Route 280 North. In addition, the committee will focus on cleaning up Baxter Terrace on April 30, with the help of students at New Jersey Institute of Technology and Baxter tenants.

"The idea," said Guida, "is to have the clean up coincide with the annual bulk clean up in the five wards. What started out as an anti-litter committee comprising of city officials and the Chamber of Commerce 11 years ago, has become a major network to encourage residents, commuters and the business community to take pride in the importance of a clean city.

"The city has turned the corner. There's really a renaissance taking place. We have many audiences out there. Our role is to make the audiences aware of what's going on," he said.

Identification is the key, according to Curtis Grayson, NHA supervisor and director of Youth Recreation. The first step is for NHA to get the kids involved. "If we can convince them, then they're going to tell their parents," he added.

Love Newark officials have also adopted a new logo — a multicolored broom — to help people identify with keeping Newark clean. Guido said the idea was to have something "toylike because people, no matter what age, can

identify with toys." In addition, 410 white banners with the logo are being hung along Broad Street to replace the old yellow and red banners.

Billboards have also been posted in Bloomfield, along Park Avenue, South and Broad streets, Grove Street and South Orange Avenue, Broadway, Route 21, and Roseville and Clinton avenues. Citizens may obtain bumper stickers at the Chamber Street, Newark, NJ.

NEWARK PUBLIC HOUSING RESIDENTS GET HELP ON COLLEGE SCHOLARSHIP

A college scholarship program intended to promote higher education among residents of public housing has been established by the housing authority and school board in Newark.

The Newark Housing Authority Scholarship Foundation, which is to make its first \$2,000-per-student grants this summer, grew out of what housing and school officials called "common concerns."

"Several months ago, a partnership was formed between the Board of Education and Newark Housing Authority on such things as school attendance, the image of the city and what is often a low self-esteem among public housing kids," school board president Charles Bell said yesterday.

Bell, who also is affirmative action director at the housing authority, said the partnership spawned a scholarship foundation steering committee intent on providing greater educational opportunities to students living in public housing.

Gwen Nelson, administrative supervisor of family services at the housing authority, said the scholarship committee will begin fund-raising activities next month and hopes support extends from the public housing to the corporate communities.

"We're trying to help our younger people, give them a hand toward attaining a higher education," she said.

Nelson, a steering committee member, said the involvement of public housing residents and tenant associations will be sought through a foundation "A Dollar

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NEWARK PUBLIC HOUSING

for a Scholar" contribution drive at the agency's 19 housing complexes.

NHA Commissioner Ralph McNeal Sr., who has spearheaded implementation of the program, said the awards will be decided on the basis of applicants' academic records, faculty recommendations and education objectives as stated in a required essay.

McNeal said applicants will also be interviewed by a foundation panel. He added, housing authority residents attending a city public school and seeking admission to an accredited institution are eligible.

"What the Newark Housing Authority is proposing is nothing short of the rebuilding of our city," stated McNeal. "Only this time, we are not talking about mere bricks and mortar."

According to McNeal, the foundation is the first such program established in

the history of public housing in New Jersey.

Participants on the 23-member scholarship steering committee said the program was conceived in discussions among NHA Chairwoman Ida Clark, NHA Assistant Executive Director Daniel Blue and City Councilman George Branch, the recreation leader in the family services office at the housing authority.

Clark added the founding trio subsequently consulted with Bell and Schools Superintendent Eugene Campbell, and then drew support from housing authority commissioners and staff.

"Now teachers and preachers are involved," she said, calling the scholarship program further evidence that housing authority staff and staff and commissioners care about residents.

The scholarship foundation installed a

board of trustees during a ceremony at the downtown Essex Club on Wednesday. They include Mayor Sharpe James, City Council President Henry Martinez, Essex County Executive Nicholas Amato, Sen. Wynona Lipman (D-Essex) and Walter Johnson, regional director of the federal Department of Housing and Urban Development.

Also, Essex County College President A. Zachary Yamba, County Freeholder Joseph Parlavecchio, Newark Teachers Union President Carole Graves, state boxing Commissioner Larry Hazzard, and Mary German, tenant president at Millard Terrell Homes.

In addition, Rev. Perry Simmons of Abyssinian Baptist Church; Henry Henderson, president of Henderson Industries; NHA Executive Director Milton Buck, Clark, Bell, Campbell, and McNeal.

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